151.0	0001	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	777,000 / 777,000
					USE VALUE:	777,000 / 777,000
					ASSESSED:	777,000 / 777,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANK HOLGER C
Owner 2:	
Owner 3:	
Street 1:	39 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRANK ALISON P -
Owner 2:	FRANK HOLGER C -
Street 1:	39 CEDAR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 2190 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6221.000	288,000	3,700	485,300	777,000
Total Card	0.143	288,000	3,700	485,300	777,000
Total Parcel	0.143	288,000	3,700	485,300	777,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.73 /Parcel: 354.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99869

GIS Ref

GIS Ref

Insp Date 01/28/20

!11825!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0001-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	288,000	3700	6,221.	485,300	777,000		Year end	12/23/2021
2021	101	FV	278,900	3700	6,221.	485,300	767,900		Year End Roll	12/10/2020
2020	101	FV	370,100	3700	6,221.	485,300	859,100	859,100	Year End Roll	12/18/2019
2019	101	FV	273,900	3700	6,221.	455,000	732,600	732,600	Year End Roll	1/3/2019
2018	101	FV	273,900	3700	6,221.	376,100	653,700	653,700	Year End Roll	12/20/2017
2017	101	FV	273,900	3700	6,221.	345,800	623,400	623,400	Year End Roll	1/3/2017
2016	101	FV	273,900	3700	6,221.	315,400	593,000	593,000	Year End	1/4/2016
2015	101	FV	267,100	3700	6,221.	309,400	580,200	580,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:11:04

LAST REV

Date	Time
02/05/20	09:44:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11825

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANK ALISON P,	66786-350		2/10/2016	Convenience	99	No	No		
TICEHURST ALLEN	45483-43		6/28/2005		595,000	No	No		
	15113-108		7/1/1983		91,000	No	No		Y

USER DEFINED

Prior Id # 1:	99869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2020	Inspected	PT	Paul T
1/20/2018	MEAS&NOTICE	HS	Hanne S
1/9/2009	Meas/Inspect	372	PATRIOT
11/2/2005	MLS	HC	Helen Chinal
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
1/1/1919		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6221		Sq. Ft.	Site		0	80.	0.98	9									485,303						485,300	

Total AC/HA:	0.14281	Total SF/SM:	6221	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	485,303	Spl Credit		Total:	485,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20614409
Const Adj.:	0.98990101
Adj $ / SQ:	155.215
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417431
Depreciation:	129404
Depreciated Total:	288027

COMMENTS

PDAS. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

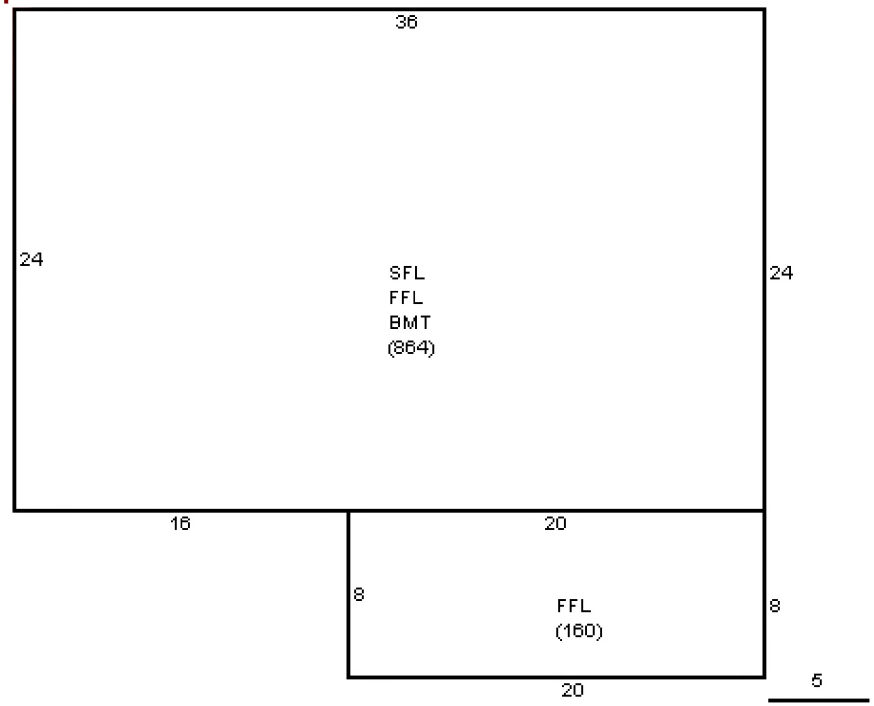
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	155.22
Special Features:	0	Val/Su Net:	104.65
Final Total:	288000	Val/Su SzAd	152.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,024	155.220	158,940
BMT	Basement	864	57.160	49,385
SFL	Second Floor	864	155.220	134,106

Net Sketched Area:	2,752	Total:	342,431
Size Ad	1888	Gross Area	2752	FinArea	2190
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0001-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1921	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700